

CHANDIGARH PROJECT



9. GATE POSTS AND GATES :-

(a) GATE POSTS WITHOUT GATES CAN BE ERECTED ALONG SUCH PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE AND ABUT ON ACCESSIBLE STREET, INCLUDING A SERVICE LANE. THE GATE POSTS AND THE GATES SHALL BE ERECTED BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG S/1 ATTACHED TO THIS PLAN.

(b) WHERE THE CONSTRUCTION OF A BOUNDARY WALL IS OPTIONAL, AND A BOUNDARY WALL IS NOT BUILT, GATE POSTS MADE OF WOOD, CONCRETE, STONE, STEEL, CAST IRON OR ANY OTHER MATERIAL, APPROVED BY THE CHIEF ADMINISTRATOR, AND OF A HEIGHT NOT EXCEEDING 3 FEET 8 1/2 INCHES MAY BE SUBSTITUTED FOR THE GATES SHALL BE ERECTED BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRG S/1 ATTACHED TO THIS PLAN.

10. NUMBERING OF PREMISES:-

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES AS GIVEN IN THIS PLAN.

IF THE SITE POSSESSES GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE ACCORDING TO THE SPECIFICATIONS AND DESIGN 'X' SHOWN IN DRG S/2 ATTACHED TO THIS PLAN.

IF THE SITE DOES NOT POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF DESIGN 'Y' SHOWN IN DRG S/2 ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.

11. ACCESS

THE FOLLOWING SITES SHALL DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROAD SITE.

2, 3, 4, 5, 6, 7, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 36, 37, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 63, 64, 65, 67, 69, 71, 73, 75 AND 76 ON STREET 'C'.

12. PROTECTED TREES:-

TREES MARKED AS (T) IN THIS PLAN SHALL BE DEEMED TO BE "PROTECTED TREES" UNDER THE CHANDIGARH TREES PRESERVATION ORDER 1952.

NOTE DT - 11-2-94 :-
ADDITIONAL: 16' 9" X 25' 4" SINGLE STORED ZONED AREA ALLOWED IN THE REAR COURTYARD OF PLOT NO. 74 (HOUSE NO 12) SECTOR 10-A AS APPROVED BY THE CHIEF ADMINISTRATOR VIDE HIS LETTER NO. 4-B/UT/1-4/93 DATED 10-2-94.

NOTE DT - 11-5-94 :-
ADDITIONAL: 16' 9" X 25' 4" SINGLE STORED ZONED AREA ALLOWED IN THE REAR COURTYARD OF PLOT NO. 74 (HOUSE NO 12) SECTOR 10-A AS APPROVED BY THE CHIEF ADMINISTRATOR VIDE HIS LETTER NO. 4-B/UT/1-4/93 DATED 10-2-94.

NOTE DT - 24-1-2000 :-
FOR PLOT NO 16, STREET 'E' SECTOR 10-A SITES SET BACK OF 8' 8" X 48' (ADDITIONAL AREA) IS ZONED AS SINGLE STOREY AS APPROVED BY THE CHIEF ADMINISTRATOR VIDE MEMO NO. 211/130, UFI (3) - 99/13519 CHANDIGARH DATED 20-12-99.

NOTE:-
THIS DRAWING IS THE COMPUTERISED REPRODUCTION OF ORIGINAL DRAWING NO.-10, JOB NO-20, DATED 04-02 AND PREPARED ON 9-1-07

Prepared By: P.N. THAPAR
Checked By: Kanchari Sharma
Date: 09-04-53

SD: P.N. THAPAR
CHIEF ADMINISTRATOR, CHANDIGARH

SD: JANE B. DREW
SD: E. MAXWELL FRY
SD: P. JEANRETT

SENIOR ARCHITECTS

SCALE - 8' 0" FEET TO AN INCH

SD (JAGDISH SINGH)
DRAWN BY: SD (A.R. PRABHAKAR)
CHECKED:

JOB NO 20 DRG. NO 10 DATED 09-04-53

ZONING PLAN OF SUB SECTOR -10-A

Copyright: DEPARTMENT OF URBAN PLANNING CHANDIGARH ADMINISTRATION

NOTE:-
THE POSTAL NUMBERS ARE SHOWN THIS

1. USE ZONES:-

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 2
(R)	ROADS	ROAD FURNITURE AND AMENITIES
(P)	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES
(H)	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
(B)	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS
(G)	PUBLIC BUILDINGS	PUBLIC BUILDINGS

2. SITE COVERAGE :-

THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDING FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE

AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE
FIRST 250 SQ YDS. OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1
NEXT 250 SQ YDS. OR PART THERE OF	35 PERCENT OF THE AREA IN COLUMN 1
REMAINING AREA IN EXCESS OF 500 SQ YDS.	25 PERCENT OF THE AREA IN COLUMN 1

3. HEIGHT OF BUILDINGS :-

THE MAXIMUM NUMBER OF STOREYS, THE MAXIMUM HEIGHT AND THE MINIMUM PLUMB HEIGHT OF A BUILDING CONSTRUCTED ON LAND AS MARKED IN THE COLUMN 1 OF THE FOLLOWING TABLE SHALL BE AS INDICATED RESPECTIVELY IN COLUMNS 2, 3 AND 4 THERE OF.

NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLUMB HEIGHT
(H)	ONE	15'-0"	(A) ONE FOOT IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION. (B) SIX INCHES IN CASE OF VANDANA AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.
(B)	TWO	35'-0" EXCLUSIVE OF A BARSATI AND MAMI.	

4. BARSATI :-

BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF SITES MARKED AS (H) AND IF BUILT SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9 FEET 9 INCHES IN HEIGHT.

5. ANCILLARY BUILDINGS:-

ANCILLARY BUILDING SHALL MEAN THE BUILDING OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY INHABITED BY THE ATTENDANTS OF THE RESIDENTIAL UNIT IT SHALL INCLUDE: A GARAGE, STORE ROOM, FUEL GODOWN AND SERVANTS QUARTERS BUT SHALL NOT INCLUDE A GUEST HOUSE.

6. NUMBER OF BUILDINGS ON EACH SITE :-

NO SITE SHALL BE SUB-DIVIDED AND NOT MORE THAN ONE RESIDENTIAL UNIT WITH ITS NECESSARY ANCILLARY BUILDINGS SHALL BE BUILT ON IT. TWO OR MORE SITES MAY HOWEVER, BE COMBINED FOR THE PURPOSE OF THE ERECTING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

7. SPACE ABOUT RESIDENTIAL BUILDINGS:

(a) RESIDENTIAL AND ANCILLARY BUILDINGS SHALL BE BUILT ONLY WITH IN THE PORTIONS OF A SITE MARKED AS 'RESIDENTIAL' IN THIS PLAN AND NO WHERE ELSE.

(b) IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF BUILDING ONE RESIDENTIAL UNIT THE AREA, IF ANY, LYING BETWEEN THE AREAS MARKED AS (H) ON THE SITES CONCERNED, SHALL BE CONSIDERED AS IF WERE MARKED AS (H).

8. BOUNDARY WALLS

(a) SITES UP TO 1500 SQ YDS.

(b) WALLS OF THE SPECIFICATIONS AND DESIGN 'C' SHOWN IN DRG. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON STREETS OR AREA MARKED AS "PUBLIC SPACES".

(b) NO WALL NEED BE BUILT ALONG THE BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, THE PART OF THE WALL LYING BETWEEN A V3 STREET OR AREA MARKED AS "PUBLIC SPACES" AND BUILDING LINE NEAREST TO THE V3 ROAD STREET OR AN AREA MARKED AS "PUBLIC SPACES" SHALL NOT EXCEED 3 FEET 8 1/2 INCHES IN HEIGHT.

(b) SITE ABOVE 1500 SQ. YDS.

(i) WALLS OF THE SPECIFICATION AND DESIGN 'X' SHOWN IN DRG S/1 ATTACHED TO THIS PLAN, SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABUT ON V3 ROADS, STREETS AND ON AREA MARKED AS "PUBLIC SPACES".

(b) NO BOUNDARY WALL NEED BE BUILT ALONG THE BOUNDARY WALL WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, THE PART OF THE WALL LYING BETWEEN V3 ROAD, A STREET OR AN AREA MARKED AS "PUBLIC SPACE" AND THE BUILDING LINE NEAREST TO THE V3 ROAD, STREET OR AREA MARKED AS "PUBLIC SPACES" SHALL NOT EXCEED 2 FEET 5 1/2 INCHES IN HEIGHT.

(c) WALLS ALONG BOUNDARIES IS NOT COVERED BY THE ABOVE PROVISIONS SHALL, IF BUILT, NOT EXCEED 3 FEET 11 1/2 INCHES IN HEIGHT.

(d) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS PLAN AND ILLUSTRATED IN DRG S/1 ATTACHED TO THIS PLAN.

(e) IN THE CASE OF SLOPING SITES THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT AT NO POINT SHALL A HEIGHT OF MORE THAN TWO FEET ABOVE THE PRESCRIBED HEIGHT BE PERMITTED.

NOTE:-
HEIGHT AS APPLIED TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF THE WALL FROM THE CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE HAS AN ACCESS OR FROM THE LEVEL OF THE GROUND ADJOINING THE OUTSIDE OF THE WALL.

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NOTE :
THE POSTAL NUMBERS ARE SHOWN THUS



NOTE:
THIS DRAWING IS THE COMPUTERISED
REPRODUCTION OF ORIGINAL DRG. NO.11 JOB
NO.20, DATED 6.4.53 AND PREPARED ON 17-11-06

Anjali Monga. S.K. Madan. Daljeet Singh.
PREPARED BY : CHECKED BY : A.T.P

SD/P.N THAPER
CHIEF ADMINISTRATOR

SD/- JANE B.DREW
SD/- MAXWELL FRY
SD/- P.JAN ERATE

SENIOR ARCHITECTS

SCALE : 80 FEET TO ANCH

DRAWN:-SD/- Pjan CHECKED:-SD/- A.R.P.
JOB NO. 20 DRG NO. 11 DATE 6.4.53

ZONING PLAN OF
SUB SECTOR -10B

SECTOR - 3

Copyright:
DEPARTMENT OF URBAN PLANNING
CHANDIGARH ADMINISTRATION

V3 ROAD

V2 C ROAD

SECTOR 10-A

STREET B

FOR ZONING PLAN OF THIS AREA REFER
DRG. NO.18 OF JOB NO.20 DATED 24.57.

STREET

1. USE ZONES:-

THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKING
SHOWN IN THE TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1.	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1.
	ROADS	ROAD FURNITURE AND AMENITIES.
	PUBLIC SPACES	LAND SCAPE FEATURES, EDUCATION PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES.
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	RESIDENTIAL	ANCILLARY BUILDING OR SINGLE STOREY RESIDENTIAL BUILDINGS.

2. SITE COVERAGE :-

THE MAXIMUM PERMISSIBLE SITE COVERAGE (INCLUDING OF ANCILLARY BUILDING FOR EACH
SITE) SHALL BE AS INDICATED IN THE FOLLOWING TABLE:

1	2
AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE
FIRST 250 SQ YDS. OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1
NEXT 250 SQ YDS. OR PART THERE OF	33 PERCENT OF THE AREA IN COLUMN 1
REMAINING AREA IN EXCESS OF 500 SQ YDS.	25 PERCENT OF THE AREA IN COLUMN 1

3. HEIGHT OF BUILDINGS :-

THE MAXIMUM NUMBER OF THE STOREYS, THE MAXIMUM HEIGHT AND THE MINIMUM PLINTH
HEIGHT OF A BUILDING CONSTRUCTED ON LAND AS MARKED IN THE COLUMN 1 OF THE
FOLLOWING TABLE SHALL BE AS INDICATED RESPECTIVELY IN COLUMNS 2,3 AND 4 THERE OF:-

1	2	3	4
NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	15'-0"	(a) ONE FOOT IN CASE OF BUILDING INTENDED FOR HUMAN HABITATION.
	TWO	35'-0" (EXCLUSIVE OF A VARANDAH)	(b) SIX INCHES IN CASE OF VARANDAHS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION.

4. BARSATI :-

BARSATI SHALL ONLY BE ALLOWED ON PORTIONS OF A SITES MARKED
AS AND IF BUILT SHALL NOT COVER MORE THAN 50 PERCENT OF THE
COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9 FEET 9 INCHES IN
HEIGHT.

5. ANCILLARY BUILDINGS:-

ANCILLARY BUILDING SHALL MEAN THE BUILDING OR BUILDINGS
ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY
INHABITED BY THE RESIDENTIAL UNIT IT SHALL INCLUDE A GARAGE, STORE
ROOM, FUEL GODDOWN AND SERVANTS' QUARTERS BUT SHALL NOT INCLUDE
A GUEST HOUSE.

6. NUMBER OF BUILDINGS ON EACH SITE :-

NO SITE SHALL BE SUB-DIVIDED AND NOT MORE THAN ONE RESIDENTIAL
UNIT WITH ITS NECESSARY ANCILLARY BUILDINGS SHALL BE BUILT ON IT. TWO
OR MORE SITES MAY, HOWEVER, BE COMBINED FOR THE PURPOSE OF
ERECTING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY
BUILDINGS.

7. SPACE ABOUT RESIDENTIAL BUILDINGS:

(a) RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE
PORTIONS OF A SITE MARKED AS 'RESIDENTIAL' IN THIS PLAN AND NO WHERE
ELSE.

(b) IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF
CONSTRUCTING ONE RESIDENTIAL UNIT THE AREA IF ANY LYING BETWEEN
THE AREAS MARKED AS IN THE SITES CONCERNED, SHALL BE
CONSIDERED AS IF WERE MARKED AS

8. BOUNDARY WALLS

(a) WALLS OF THE SPECIFICATIONS AND DESIGN 'A' SHOWN ON
DRG. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH
BOUNDARIES OF SITES AS BUILT ON STREETS OR AREA MARKED AS
'PUBLIC SPACES'.

(b) NO BOUNDARY WALL NEED BE BUILT ALONG THE BOUNDARY
WHICH DIVIDES ONE SITE FROM ANOTHER, BUT IF BUILT, THE PART OF
THE WALL LYING BETWEEN A STREET OR AN AREA MARKED AS 'PUBLIC
SPACE' AND THE BUILDING LINE NEAREST TO SUCH STREET OR AREA
SHALL NOT EXCEED 2 FEET 6 INCHES IN HEIGHT.

(c) WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE
PROVISIONS SHALL, IF BUILT, NOT EXCEED 3 FEET 11 1/2 INCHES IN HEIGHT.

(d) THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF
SITES SHALL BE IN ACCORDANCE WITH THE RADII INDICATED ON THIS
PLAN AND ILLUSTRATED IN DRG. S/1 ATTACHED TO THIS PLAN.

(e) IN THE CASE OF SLOPING SITES THE PRESCRIBED HEIGHT OF A
WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED
THAT AT NO POINT SHALL A HEIGHT OF MORE THAN TWO FEET ABOVE
THE PRESCRIBED HEIGHT BE PERMITTED.

NOTE:-

THE HEIGHT AS APPLIED TO A BOUNDARY WALL SHALL
MEAN THE VERTICAL MEASUREMENT OF THE WALL FROM THE CENTRE OF
THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS
OR FROM THE LEVEL OF THE GROUND ADJOINING THE OUTSIDE OF THE
WALL.

9. GATE POST AND GATES:-

(a) GATE POSTS, WITH OR WITHOUT GATES CAN BE ERRECTED ALONG SUCH
PORTIONS OF BOUNDARIES OF SITES AS LIE IN FRONT OF THE FRONT BUILDING LINE
AND ADJUT ON AN ACCESSIBLE STREET, INCLUDING A SERVICE LANE. THE GATE
POSTS AND THE GATES SHALL IF ERRECTED, BE OF ONE OF THE TYPE DESIGNS AND
SPECIFICATIONS SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.

(b) WHERE THE CONSTRUCTION OF A BOUNDARY WALL IS OPTIONAL AND A BOUNDARY
WALL IS NOT BUILT, GATE POSTS MADE OF WOOD, CONCRETE, STONE, STEEL,
CAST-IRON OR ANY OTHER MATERIAL APPROVED BY THE CHIEF ADMINISTRATOR, AND
OF A HEIGHT NOT EXCEEDING 3 FEET 8 1/2 INCHES MAY BE SUBSTITUTED, BUT THE
GATES SHALL IF ERRECTED BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS
SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.

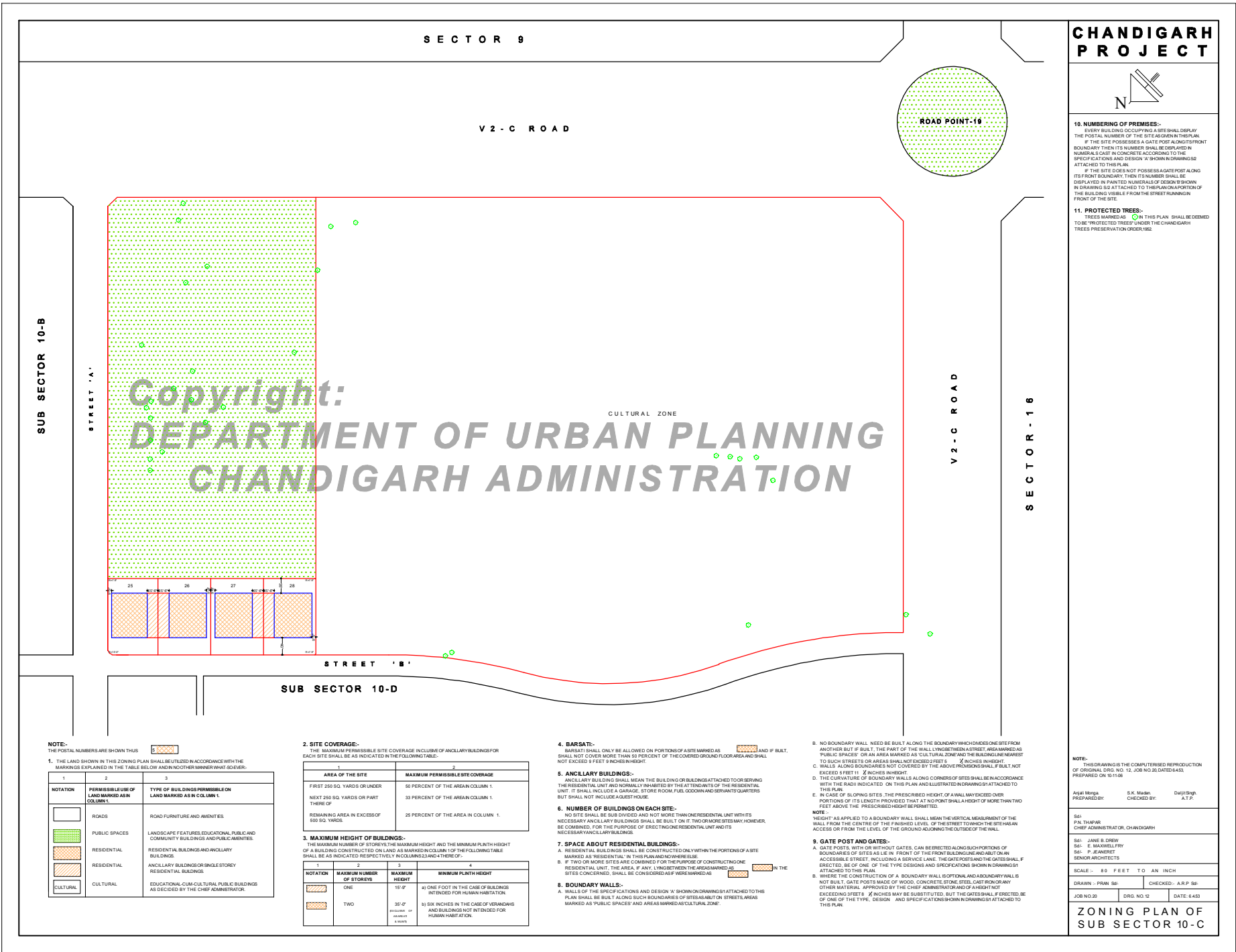
10. NUMBERING OF PREMISES:- EVERY BUILDING OCCUPYING A
SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE AS GIVEN IN THIS PLAN.

IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS
NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE, ACCORDING TO
THE SPECIFICATIONS AND DESIGN 'A' SHOWN ON DRAWING S/2 ATTACHED TO THIS
PLAN.

IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY, THEN
ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF DESIGN 'B' SHOWN IN
DRAWING S/2 ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM
THE STREET RUNNING IN FRONT OF THE SITE.

11. PROTECTED TREES:-

TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES
UNDER THE CHANDIGARH TREES PRESERVATION ORDER 1982.



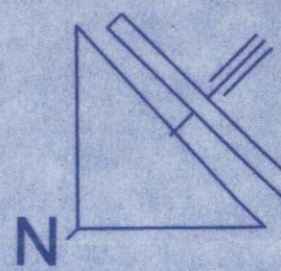
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DEPARTMENT OF
URBAN PLANNING
CHANDIGARH ADMN.



NOTES:-

THE POSTAL NUMBERS/
HOUSE NUMBERS ARE SHOWN THUS

500

S No.	CATEGORY	HOUSE NO.	WIDTH OF THE CONSTRUCTION IN THE REAR COURTYARD WHERE SHOWN
1.	ONE KANAL	505-571 583 585 587, 588 591 593 595 597, 598-600, 572-582 584 586 588, 590 592 594 596 598-600	12'-0"

NOTES:-

- SITE FOR PRIVATE COLLEGE SHOWN 18-01-1953.
- LAYOUT OF SHOPPING SHOWN 25-05-1953.
- ALL THE RESIDENTIAL PLOT SIZES ARE ALREADY AVAILABLE WITH TOWN PLANNING WING AND IN CONSONANCE WITH ESTATE OFFICE, U.T. CHANDIGARH EXCEPT HOUSE NO. 534, 572 TO 582 & 581 TO 603 WHICH ARE PROVIDED BY THE ESTATE OFFICE U.T. CHANDIGARH. THE SIZE OF PLOTS ARE RECEIVED IN THIS OFFICE VIDE MEMO NO. 573 DATED 28-11-2017.
- ANY DISCREPANCY W.R.T. PLOT SIZE, ZONING SETBACK ETC. FOUND (IF ANY) SHOULD BRING TO THE NOTICE OF DEPARTMENT OF URBAN PLANNING PRIOR TO EXECUTE AT SITE.

NOTE:-

- THIS DRAWING SUPERCEDES DRG. NO. 13 JOB NO. 20 DATED-04.04.1953 AND PREPARED ON THE BASIS OF NOTIFICATION OF C.B.R.(URBAN) 2017, DATED-25-07-2017.
- THIS DRAWING HAS BEEN APPROVED BY THE SECRETARY URBAN PLANNING - CUM - CHIEF ADMINISTRATOR ON DATED-06.03.2019 ON FILE-Z-5.

OFFICE OF THE
SENIOR TOWN PLANNER
U.T CHANDIGARH

CHIEF ARCHITECT
(EXERCISING THE POWERS OF CHIEF ADMINISTRATOR)

CHIEF ARCHITECT
SENIOR TOWN PLANNER

DIVN. TOWN PLANNER
ASSTT. TOWN PLANNER
DRAWN BY:- Harish/Sanghvi
CHECKED BY:- P.O.

SCALE :- 80 FEET TO AN INCH

DRG. No:- 54 Job No:- 20 DATED:-08-03-2019

REVISED
ZONING PLAN OF
SECTOR-10-D
(FOR ADDITIONAL COVERED AREA
AND ONLY FOR RESIDENTIAL)

SECTOR-10-C

C.L. OF V-5 ROAD

ROLLER SKATING

D.A.V. COLLEGE

COLLEGE OF ARTS

GOVT. POLYTECHNIC
FOR WOMEN

HOME SCIENCE
COLLEGE

C.L. OF V-3 ROAD

JUNCTION NO. 18

SECTOR-11-C

DIRECTIONS ISSUED BY THE CHIEF ADMINISTRATOR IN EXERCISE OF POWERS CONFERRED UPON HIM UNDER SECTION 4 (1) OF THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) ACT 1952. THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE ONES CONTAINED IN THE CAPITAL OF PUNJAB (DEVELOPMENT & REGULATION) BUILDING RULES 1952 AND OTHER LOCAL ENACTMENTS WHERE SUCH RULES ARE SILENT, NATIONAL BUILDING CODE (NBC) OF INDIA SHALL BE APPLICABLE.

1. USE ZONES:-

THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKING EXPLAINED IN TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER.

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPES OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES
	GREEN SPACE	LANDSCAPE FEATURES, PARKS & PLAY GROUNDS
	RESIDENTIAL	RESIDENTIAL BUILDINGS
	COMMERCIAL	COMMERCIAL AS PER ARCHITECTURAL CONTROL SHEETS
	PUBLIC/SEMI PUBLIC	PUBLIC/SEMI PUBLIC BUILDINGS

2. SITE COVERAGE:-

THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDINGS FOR THE CATEGORY OF PLOTS AS SHOWN IN THE PLAN SHALL BE AS PER THE FOLLOWING TABLE:-

1	2	3	4
CATEGORY	AREA	MAXIMUM PLOT COVERAGE	F.A.R.
ONE KANAL	UPTO 500 SQ YDS.	50%	1.50
	BEYOND 500 SQ YDS.		1.25

THE CONSTRUCTION IN REAR COURTYARD IN ONE KANAL SHALL BE AS PER THE TABLE OF CATEGORY OF PLOTS.

3. HEIGHT OF THE BUILDING:-

THE MAXIMUM NUMBER OF STOREYS, MAXIMUM HEIGHT AND PLINTH HEIGHT OF THE BUILDING CONSTRUCTED ON LAND AS MARKED IN COLUMN 1 SHALL BE AS INDICATED IN COLUMNS 2, 3 AND 4 OF THE FOLLOWING TABLE:-

1	2	3	4
NOTATION	MAXIMUM NO. OF STOREYS	MAXIMUM HEIGHT [FROM PLINTH LEVEL OF 0.30m (1'-0")]	PLINTH HEIGHT
	THREE	10.67m (35'-0")	MINIMUM 0.30m (1'-0") AND MAXIMUM UPTO 1.20m (4'-0").
	ONE	3.35m (11'-0")	

4. NUMBER OF BUILDINGS ON EACH SITE:-

- a. NO SITE SHALL BE SUB-DIVIDED.
b. EACH PLOT/ SITE MEANT FOR RESIDENTIAL PURPOSE SHALL BE CONSIDERED AS ONE RESIDENTIAL UNIT HAVING MAXIMUM OF THREE FLOORS WITH NOT MORE THAN ONE KITCHEN PER FLOOR.

5. PROJECTION BEYOND BUILDING LINE :-

- a. NOT WITH STANDING ANYTHING CONTAINED IN THE PUNJAB CAPITAL (DEVELOPMENT AND REGULATION) BUILDING RULE 1952.
b. NO PROJECTION IN THE SHAPE OF SUN SHADE, CHHAJJA, CANOPIES OR BALCONY PROJECTING MORE THAN 0.45m (1'-0") BEYOND THE SIDE BUILDING LINES SHALL BE ALLOWED.
c. NO PROJECTION IN THE SHAPE OF SUN SHADE, CHHAJJA, CANOPIES OR BALCONIES PROJECTING MORE THAN 1.83m (6'-0") BEYOND THE FRONT AND REAR BUILDING LINES SHALL BE ALLOWED.

6. BOUNDARY WALLS:-

- i). FRONT BOUNDARY WALLS:-
a. WALLS OF THE SPECIFICATIONS AND DESIGN "B" OF HEIGHT 1.13m (3'-8 1/2") AS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG SUCH FRONT BOUNDARIES OF SITE ABUTTING ON THE STREET AND ALONG FRONT COMMON BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER.
b. 0.68m (2'-3") HIGH RAILING/GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE.
c. THE CONSTRUCTION OF FRONT BOUNDARY WALL IS OPTIONAL, SO THAT THE SAID AREA CAN BE UTILIZED FOR PARKING.

ii). REAR AND SIDE BOUNDARY WALLS :-

- a. WALLS OF THE SPECIFICATIONS AND DESIGN "C" OF HEIGHT 1.82m (5'-11 1/2") AS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION SHALL BE PERMISSIBLE ALONG THE REAR BOUNDARY AND SIDE BOUNDARIES WHICH DIVIDE ONE SITE FROM THE OTHER UPTO THE FRONT ZONING LINE.
b. 0.68m (2'-3") TO 0.75m (2'-4") HIGH RAILING/GRILL ABOVE THE STANDARD BOUNDARY WALL SHALL BE PERMISSIBLE.
iii). THE CURVATURE OF BOUNDARY WALLS ALONG CORNER OF SITES SHALL BE IN ACCORDANCE WITH RADI INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
iv). IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT NO POINT SHALL BE MORE THAN 0.60m (2'-0") FEET ABOVE THE PRESCRIBED HEIGHT.
NOTE:-
"HEIGHT" AS APPLIED TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF THE WALL FROM THE CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS.

7. GATE POSTS AND GATES :-

- a. TWO MAIN GATES INCLUSIVE OF WICKET GATES UPTO 4.88m (16'-0") SHALL BE ERRECTED ALONG SUCH PORTION OF THE FRONT BOUNDARY WALL OF SITE AS LIES IN FRONT OF THE FRONT BUILDING LINE.
b. THE GATE POSTS AND GATES SHALL BE EITHER OF THE WIDTH AND HEIGHT AS SHOWN IN DRAWING NO. S/5 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
c. ONLY ONE GATE OF WIDTH AND HEIGHT OF TYPE ILLUSTRATED ON DRAWING NO. S/5 MAY HOWEVER BE ERRECTED ALONG SUCH PORTION OF BOUNDARIES OF SITE ABUTTING ON THE SIDE/ CORNER ACCESSIBLE STREET.

8. NUMBERING OF PREMISES:-

- a. EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITES AS GIVEN IN THIS ZONING PLAN.
b. IF THE SITE POSSESSES A GATE POST ALONG ITS FRONT BOUNDARY, THEN ITS NUMBER SHALL BE DISPLAYED IN NUMERALS CAST IN CONCRETE AS PER SPECIFICATIONS AND DESIGN MENTIONED IN DRAWING NO. S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.
c. IF THE SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY WALL, THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE AS PER DESIGN 'B' SHOWN IN DRAWING NO. S/2 AVAILABLE FROM THE DEPTT. OF URBAN PLANNING, CHANDIGARH ADMINISTRATION ON APPLICATION.

9. BASEMENT:-

- a. CONSTRUCTION OF BASEMENT STOREY IS OPTIONAL. HOWEVER, IF BUILT, SHALL BE PERMISSIBLE BELOW THE BUILT UP AREA.
b. THE USE OF BASEMENT SHALL ONLY BE PERMITTED FOR NON HABITABLE I.e. NON COMBUSTIBLE HOUSEHOLD STORAGE, PARKING, SERVICES AND UTILITIES OF THE BUILDING.